

HEALTHY HOUSING PROGRAM

DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH)
FOOD AND HOUSING DIVISION (FHD)

May 13, 2014



Presented by

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TODAY'S OBJECTIVES

- Discuss FHD's Healthy Housing Program
- Review the Housing Inspection Report and Healthy Housing Principles
- Discuss vermin, including cockroaches and asthma
- Discuss the relationship between the tenant and the owner/manager

FHD Program Goal

Ensure safe housing by enforcing state laws pertaining to sanitation, maintenance, ventilation and occupancy

- Compliance & Enforcement
 - Exterior and Interior Inspections
- Education and Outreach
- Partnerships

FHD Program Objectives

- Maintain outreach materials to include Healthy Homes principles
- Maintain an inspection program based on Healthy Homes principles
- Ensure standardized inspections
- Reduce violations that contribute to illness and disease

FHD Housing Program

- 2,500 Housing sites including 77,000 apartments
- 30 Detention facilities and jails.
- Inspected once every 18 months or on a complaint basis
- Does not serve: Chula Vista, El Cajon, Escondido, Imperial Beach, National City, Oceanside, and San Diego

Regulatory Authority

- California Health & Safety Code (HSC)
Sections 13113 and 17910 et seq
- Uniform Housing Code (UHC): CCR Title
25, Section 32
- San Diego Code of Regulatory
Ordinances (SDCC)

Scheduled Inspections

- Point of Contact (POC) is contacted two weeks prior to the required inspection
- Send consent form: consent is required for an inspection, either in person or by consent form
- Goal is 10% interior unit inspections



County of San Diego
Department of Environmental Health
RENTAL HOUSING INSPECTION PROGRAM
5500 Cleveland Avenue • San Diego • CA • (619) 595-6900

TENANT CONSENT TO INSPECT RENTAL HOUSING UNITS

PROPERTY ADDRESS: _____

FACILITY NAME: _____

PERMIT NUMBER: _____

The Department of Environmental Health's (DEH) Housing Inspection Program focuses on reducing risks that can lead to illness and injury at apartment rental units and hotels by inspecting the interior and exterior of the facilities for violations in relation to sanitation, ventilation, maintenance, safety and occupancy. Approximately 10% of the rental units at the property above will be inspected by DEH on the following date and time:

Date: _____ Time: _____

As a tenant, you may be present during the inspection. If you will not be present at the time of the inspection, DEH requests that you consent to the inspection of your unit in your absence. To give your consent, please complete the form below. You have a basic right to privacy and may deny DEH permission to enter.

This consent form does not obligate DEH to inspect your unit. Only a sample of the rental units at this property will be inspected. DEH will select units for inspection, from the units whose tenants consent to inspection.

CONSENTING TENANT

I, the undersigned as a legal tenant of and have lawful access or control of the rental housing unit described below. I the tenant, freely and voluntarily give my consent to have the inspectors of the County of San Diego, DEH Housing Inspection Program enter with a representative from my rental housing unit and inspect the unit in my absence.

Unit #: _____

Tenant Name: _____ Telephone: _____

Tenant Signature: _____ Date: _____

Healthy Homes principles

Keep It:

- Dry
- Contaminate Free
- Clean
- Maintained
- Ventilated
- Safe
- Pest Free



RISK FACTORS AND INTERVENTIONS

In = In compliance N/O = Not observed N/A = Not applicable CRT = Critical NC = Non-Critical COS = Corrected on site

DRY			CRT	NC	COS			
In	N/O	N/A	1. Wastewater Disposal Interior <input type="checkbox"/> Exterior <input type="checkbox"/>					
In	N/O	N/A	2. Plumbing: Good Repair Interior <input type="checkbox"/> Exterior <input type="checkbox"/>					
In	N/O	N/A	3. Roof, Ceiling, Walls and Floors: Maintained Dry Interior <input type="checkbox"/> Exterior <input type="checkbox"/>			✓		

SAFE			CRT	NC	COS			
In	N/O	N/A	13. Smoke Detectors: Good Repair/Adequate/Location					
In	N/O	N/A	14. Carbon Monoxide Detectors: Good Repair/Adequate/Location					
In	N/O	N/A	15. Fire Extinguishers: Charged Interior <input type="checkbox"/> Exterior <input type="checkbox"/>				✓	

A Critical violation is one that needs immediate attention. The Inspector will discuss with management/owner solutions to the problem, a notice will be issued, and the inspector will schedule a follow up inspection.

In	N/O	N/A	8. Ventilation: Adequate/Good Repair/Adequate Interior <input type="checkbox"/> Exterior <input type="checkbox"/>					
VENTILATED			CRT	NC	COS			
In	N/O	N/A	9. Gas Appliances: Vented/Good Repair/Adequate					
In	N/O	N/A	10. Ventilation: Adequate					
CONTAMINANT - FREE			CRT	NC	COS			
In	N/O	N/A	11. Lead Paint Hazard (pre-1978)					
In	N/O	N/A	12. Toxic Chemicals Properly Stored Interior <input type="checkbox"/> Exterior <input type="checkbox"/>				✓	✓

In	N/O	N/A	16. Water Provided					
In	N/O	N/A	17. Water Pressure					
In	N/O	N/A	18. Water Temperature					
In	N/O	N/A	19. Safe & Sanitary Interior <input type="checkbox"/> Exterior <input type="checkbox"/>					
MAINTAINED			CRT	NC	COS			
In	N/O	N/A	20. Paving, Grounds: Good Repair					
In	N/O	N/A	21. Lighting: Good Repair/Adequate Interior <input type="checkbox"/> Exterior <input type="checkbox"/>					
In	N/O	N/A	22. Floors, Walls, Cabinetry, Doors, Windows: Good Repair					
In	N/O	N/A	23. Electrical: Good Repair Interior <input type="checkbox"/> Exterior <input type="checkbox"/>					
In	N/O	N/A	24. Structural Hazard/Other: Good Repair Interior <input type="checkbox"/> Exterior <input type="checkbox"/>					
AGENCY REFERRALS								
<input type="checkbox"/> Fire Dept. <input type="checkbox"/> Building Dept. <input type="checkbox"/> Zoning <input type="checkbox"/> SDGE <input type="checkbox"/> Other: _____								

Keep it Dry

1. Wastewater must be properly disposed of through adequate connections to required sewage disposal system.
2. Plumbing must be in good and safe condition, working properly, and free of cross connections and siphonage between fixtures.
3. Walls, Floors and ceilings must not be damp to touch

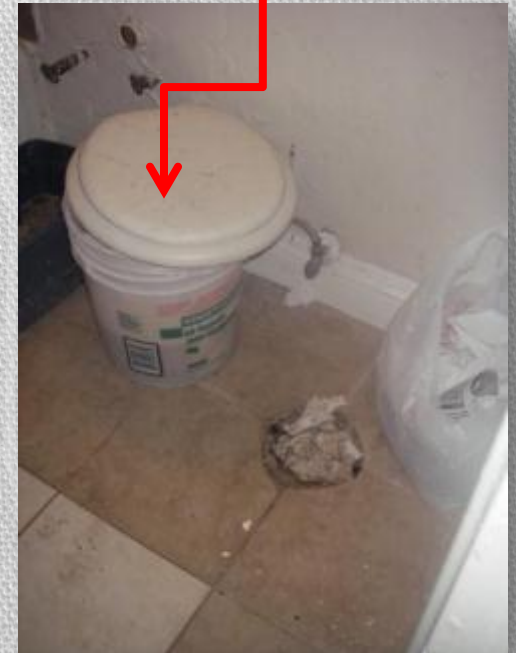
Wet Carpet



Water on inside of windows



The Toilet



Keep it Clean

1. Garbage/Rubbish must be stored in adequate, covered container with tight fitting lid and the surrounding area maintained clean
2. Mattresses, appliances, or other items shall not be abandoned at trash area
3. The laundry room must be maintained clean and in good repair, and be properly ventilated
4. *Hotel bedding must be clean (properly sanitized) and in good condition
5. *All multi-service utensils must be washed, rinsed and sanitized between uses (breakfast bar area, food/drink utensils provided in room)

Trash/Mattresses outside units



Photograph taken on 05/23/2011 by Gary Kendrick, REHS
Certified Lead Inspector/Assessor

Overflowing trash, lid cannot be properly closed





Washing cups in hotel room sink



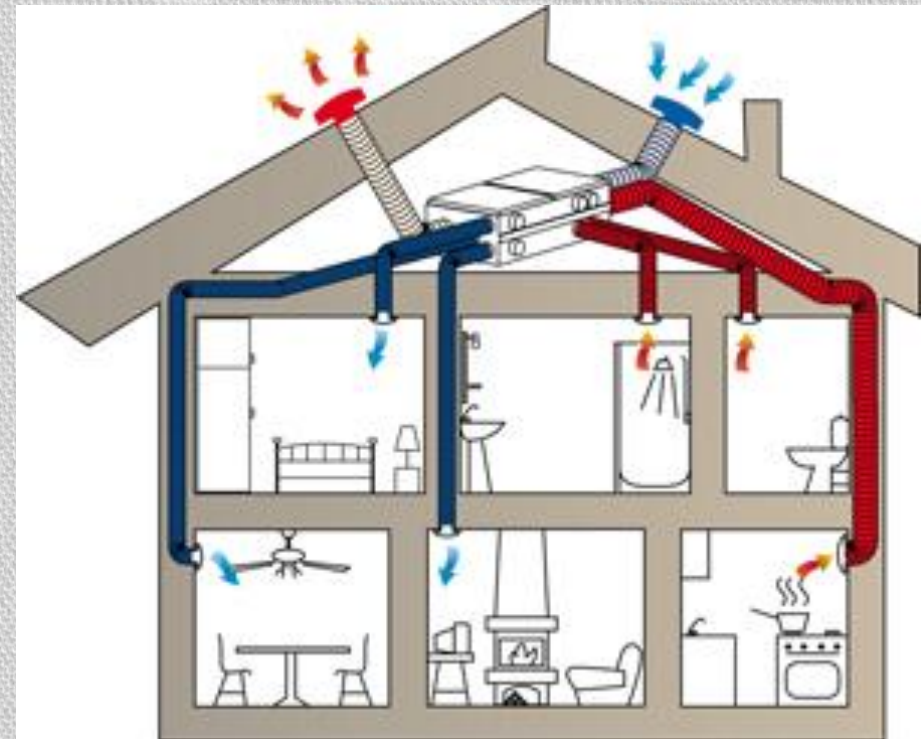
Dirty bedding



Poor laundry ventilation

Keep it ventilated

1. Gas fired equipment must be properly installed, maintained and ventilated to the exterior
2. All habitable rooms are required to have adequate ventilation with an area of no less than $1/20^{\text{th}}$ of floor area. Habitable rooms and public corridors can also have mechanical ventilation capable of two air exchanges per hour
 - a. Provide operable window or mechanical fan which vents to outside
 - b. Provide window in every bedroom



Keep it contaminant free

1. Store all toxic chemicals to prevent contamination or harm to others
2. Eliminate lead paint. Contact our department before beginning work if the paint is from 1977 or earlier

Toxic chemicals stored near water heater



Paint peeling and chipping. Paint chips on ground.



Keep it safe

1. Maintain approved smoke detectors in each dwelling unit and in common stairwells
2. Maintain approved carbon monoxide detectors in dwelling units with any gas appliances, including attached garages
3. Maintain approved fire extinguishing system/equipment
4. Provide adequate supply of potable running water to all plumbing fixtures



Keep it safe

1. Provide heating in good repair in all habitable rooms
2. Dwelling units should have one room not less than 120 sqft. Other habitable rooms, except kitchens, shall have an area of not less than 70 sqft.
3. Ensure all portions are designed for occupancy and additions are constructed legally (approval from building department)



Trash, Debris, Children's toys

Illegal additions

Contaminated water supply



Keep it maintained

1. Maintain steps, stairways, and railings in good repair
2. Maintain windows and window screens in good repair
3. Eliminate and prevent accumulation of weeds, vegetation, junk, dead organic matter, garbage, offal, rodent harborage, stagnant water, or other materials that constitute fire, health, or safety issues.



Broken Window

Rodent Harborage,
chemical storage

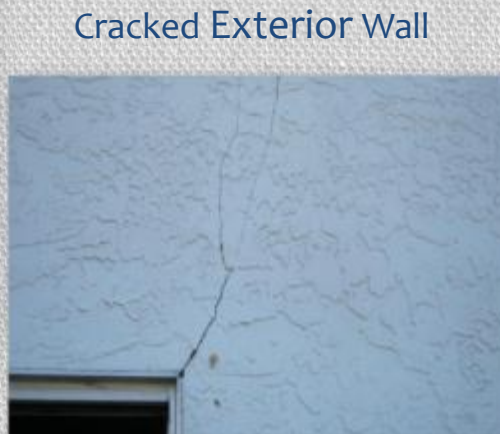


Keep it maintained

1. Maintain all electrical equipment, wiring, and appliances in good and safe condition
2. Maintain interior walls, flooring, doors, cabinetry and ceilings in good repair.
3. Maintain the structure in good repair. Abate structural hazards such as cracked exterior flooring, foundation, floor supports, wall members, and vertical supports.



Broken Stair, Exposed Re-bar



Exposed Electrical Wiring

Keep it pest-free

1. All vermin must be excluded from housing dwellings.
2. Maintain building to prevent vermin entrance/harborage
3. Keep dwellings clean
4. Use only approved insecticides/pesticides

Bed Bugs



Rodents



Cockroaches



Why Is It Important To Be Pest Free?

Pests can contribute to health related issues, including bites and itching, increase of asthma, and the spreading of Infectious diseases.

****Children are the most vulnerable population. They are smaller, closer to the ground, more curious, and are still developing.**



Factors effecting indoor air quality

- Animals- cats, dogs, rodents, birds
- ***Cockroaches**
- House dust mites
- Fungi
- Infectious agents
- Houseplants
- Pollen
- Tobacco smoke
- Chemicals (ex. Pesticides)

Common Cockroaches



German Cockroach:

It is light brown, 3/4" long and is the most common cockroach. It prefers damp, warm places *inside the home* such as kitchens and bathrooms.



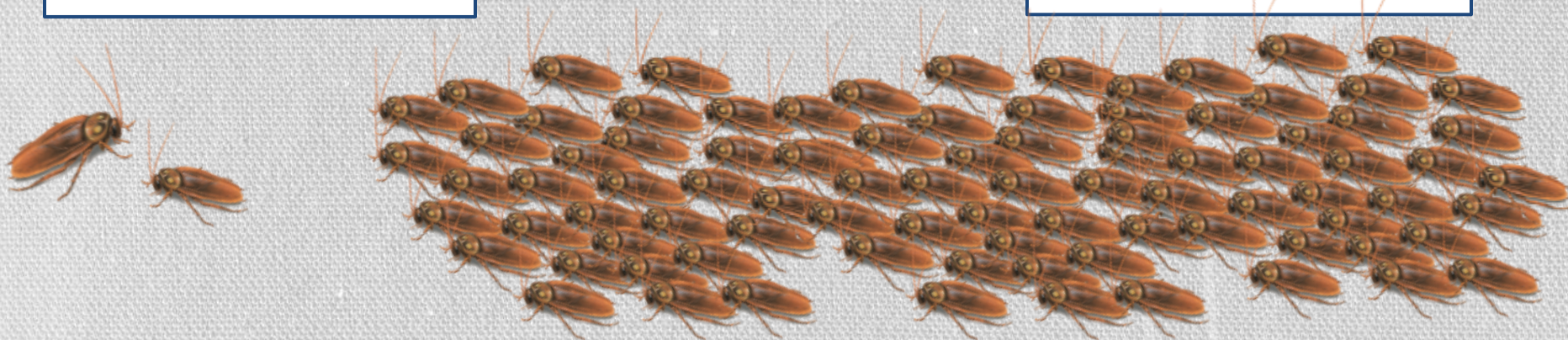
American Cockroach:

It is reddish-brown and 1-1/2" long. It prefers warm, damp places outdoors such as sewers and water meters.



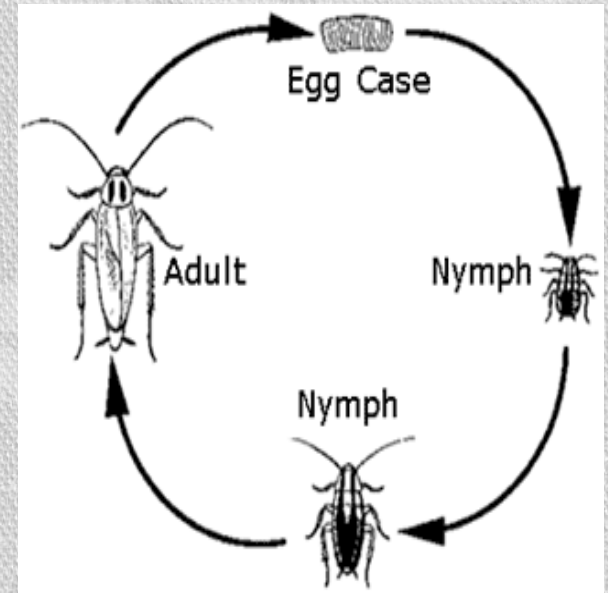
Oriental Cockroach:

It is black and 1-1/4" long. It prefers damp, cooler sites such as water-meter curb boxes, trash piles, shrubbery, and other protected outdoor areas as well as basements and sometimes sewers.



Cockroaches in the home

- The German cockroach egg capsule can contain up to 48 eggs
- Adult females usually produce 4 to 8 egg capsules during their lifetime, and an egg capsule is produced about every 6 weeks.
- Egg capsules are carried by the female under the abdomen until ready to hatch when they are then deposited into crevices and small spaces to hatch.
- It usually takes 28 days for the capsule to hatch from the time it begins to form.
- The complete life cycle of the cockroach is roughly 100 to 200 days (females live longer).



HOW CAN COCKROACHES EFFECT HUMAN HEALTH?



As cockroaches move around the house, they may shed skin and/or body parts, drop feces and contaminate food and surfaces they touch. As cockroaches shed and drop feces, they also leave behind allergens. When a large number of cockroaches are present, the potential for higher amounts of allergens in the home follows. The more allergens a home contains, the more likely a person is to have an allergic reaction. These allergens are shown to exacerbate asthma in sensitive individuals. Most commonly, these individuals are children.

CABINETS AND DRAWERS AND FRIDGES, OH MY!

Cockroaches can be found throughout the home. They have been known to frequent cabinets, cooking equipment, under/behind the refrigerator, behind pictures/clocks on the wall, around hot water heaters, and the edges of cabinets and doors. These are places in the home that are touched nearly every day. Constantly coming into contact with vermin allergens can bring on an asthma attack.



And Its getting worse...

The CDC stated in the last 10 years, the proportion of people with Asthma in the United States has grown by nearly 15%

What do Cockroaches want and how do I stop them?



Food

- Pet Food
- Trash
- Food left out/crumbs
- Grease



- Keep lid on trash, empty regularly
- Keep foods (including pet food) in sealed containers
- Clean dishes regularly
- Clean any food crumbs or grease

Water

- Leaks
- Cracks in pipes
- Dirty dishes



- Repair leaks and cracks in pipes
- Don't leave water in dirty dishes or sink

Shelter

- Protection
- Nesting areas
- Cracks
- Stacks of paper



- Clean out cabinets
- Seal cracks in walls
- Reduce clutter
- Get rid of trash

Integrated Pest Management (IPM)

1. Inspection/Identify

2. Exclusion

3. Education/Action

4. Sanitation

5. Physical

6. Monitoring



6 Steps of Integrated Pest Management (IPM)

1. Inspection/Identify

- What pest is causing the problem? How is it getting in? Exterior? Interior? What does it want?

2. Exclusion

- Sealing cracks and crevices (Eliminate modes of entrance)

3. Education/Action

- Understand pests and how they can be controlled, educating tenants, choosing pest control service

4. Sanitation

- Keep units free of clutter and food debris, storing food properly, Clean dishes

5. Physical

- Baits and Gels, Legal/safe pesticides

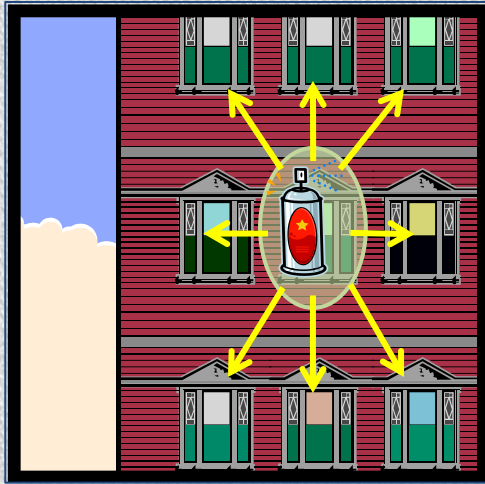
6. Monitoring

- Glue traps – is there still an issue?



Owner Responsibilities vs. Tenant Responsibilities

The elimination of vermin (cockroaches) from your apartment/complex will take a team effort and COMMUNICATION. The members of the team are ; Management/Owners, Tenants and a Pest Control Service.



To effectively eliminate cockroaches from a building, all units in the building should be treated. If all units are not treated the problem is likely to “move around”.

Management/Owner

- Repair leaking or cracked pipes
- Repair exterior cracks/structural issues
- Broken equipment
- Routine pest control service
- Respond to tenants issues

Tenant

- Empty trash regularly
- Clean up food/grease
- Store food in tight containers
- Don't leave water sitting out
- Reduce clutter
- Notify management of issues

Pest Control Service

- Properly conduct routine services as scheduled
- Identify problem and treat accordingly
- Educate owner and tenant on proper method to control problems

QUESTIONS?

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